

Zoning Committee Meeting
Tuesday, February 26, 2008 @ 6:30 PM

ITEM #1 – Tabled

Application for a Special Permit under section 275-51.1 for the purpose of winter storage of car (temp garage) located at 14 Hillside Avenue.

Applicant: Edward Pomeroy
14 Hillside Avenue
Chicopee, MA 01013

ITEM #2 – Tabled

Application for a Home Occupation License at 56 Ellerton Street for the purpose of doing sewing.

Applicant: Marcia O'Donnell
56 Ellerton Street
Chicopee, MA 01020

ITEM #3

Application for a Zone Change from Residential B to Residential C for 6,720 square feet of property located at 551-553 Front Street for the purpose of allowing the current two family dwelling to become a three family dwelling.

Applicants: Kimberly Pettengill & Karen Grigoryan
551 Front Street
Chicopee, MA 01013

ITEM #4

Application for a Special Permit under section 275-54.2 for the purpose of waving the Residential C District density and dimensional requirements for a family dwelling which serves to enhance the development of the city located at 551-553 Front Street.

Applicant: Kimberly Pettengill
551 Front Street
Chicopee, MA 01013

ITEM #5

Discussion of MGL 43D – Expediting Permitting Law – Priority Development Sites.

ITEM #6

Minutes – January 29, 2008





CHICOPEE BOARD OF ALDERMEN
ZONING COMMITTEE

ACCEPTED 3-25-08

MEMBERS

Jean Croteau, Chairman
Dino A. Brunetti, Vice-Chairman
James Tillotson
George Moreau
John Vieau
Fred Krampits
Donald Demers

MINUTES
February 26, 2008

The following are the minutes of a public hearing held Monday, February 26, 2008 at 6:30 PM in the Aldermanic Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

Members Present Croteau, Brunetti, Tillotson, Moreau, Krampits, Demers and Vieau (6:34PM)

Also Present Alderman Bill Zaskey (President), Kate Brown (Planning Director), Dan Garvey (City Solicitor)

The meeting was called to order at 6:30 PM

ITEM #1 Application for a Special Permit under section 275-51.1 for the purpose of winter storage car (temp garage) located at 14 Hillside Avenue.

Applicant: Edward Pomeroy
14 Hillside Avenue
Chicopee, MA 01013

Edward Pomeroy stated he wants to put up a temporary storage garage for 1 vehicle on his property which is not yet set up.

Alderman Croteau stated that Mr. Pomeroy has been back in December and January for this permit and the only problem is the Fire Department wants it to be fire resistant. He then stated if the Fire Department is okay with it then so is he.

Alderman Tillotson stated Edward Pomeroy must get a building permit.

Alderman Krampits added it must keep good housekeeping.

Alderman Croteau motioned to accept with the following restrictions:

1. Building permit is required
2. Must obtain written okay from the Fire Dept. and bring to Aldermanic Office
3. Keep good housekeeping

All must be done by next full board meeting on Tuesday, March 4, 2008. If requirements are not fulfilled by that time then the application for the special permit will be brought back to committee.

Motion Accepted. 7-0 favorable

ITEM #2 Application for a Home Occupation License at 56 Ellerton Street for the purpose of doing sewing.

Applicant: Marcia O'Donnell
56 Ellerton Street
Chicopee, MA 01020

Robert Pajack of 88 Ellerton Street stated he is against this particular application because the street is extremely narrow and any parking on the street will be detrimental to the neighborhood.

James Channing of 55 Otis Street also agreed and explained there is already a good amount of traffic from the kids at the high school as well as it is a blind driveway which would make it more dangerous.

Motion made by Alderman Moreau to approve.
Motion Denied. 7-0 Unfavorable

Reasons for denial:

1. Applicant did not appear at second consecutive meeting
 2. Neighbors opposed
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ITEM #3 Application for a Zone Change from Res B to Res C for 6,720 Sq. ft. of property located at 551-553 Front Street for the purpose of allowing the current two family dwelling to become a three family dwelling.

Applicants: Kimberly Pettengill, Karen Grigoryan
551 Front Street
Chicopee, MA 01013

Kimberly Pettengill of 551 Front Street stated her and husband (Karen Grigoryan) saw potential with the house and have been remodeling it to make a 3rd floor for a 3 family home.

Alderman Demers asked is the 3rd floor has two separate entrances

Kimberly answered that yes it does and the driveway can fit 6 cars although it is a shared driveway with the neighbors.

Alderman Zaskey stated that this application is located in his ward and his only concern is the density with it. There is already a lot of parking in front of the house which is also becoming a problem for basically all of Front Street. He also stated many people are turning their front lawns into driveways by just pulling up and parking on the grass. If the Alderman were to allow a 3rd floor this problem will only get worse. He then said he believes we are destroying the beauty of Chicopee. He then asked Kimberly if she was to get more tenants, where will they park.

Kimberly answered that the driveway has 6 parking spots.

Croteau explained to the applicant the different restrictions that have been given by the different departments:

1. Conservation had no problems or any concerns
2. Health Department had no problems or any concerns
3. Engineering stated the submitted plan doesn't accurately depict existing conditions. Although they share a common driveway with # 547-549 Front Street. To access the rear of their building. The westerly property line is less then 8' from the foundation which eliminates parking spaces 3, 4 & 5 as shown on submitted plan. Also this area is being used as snow storage.
4. Fire Department stated per 780cmr-904.7 conversion of this property will require the installation of an automatic fire sprinkler system. The property plan submitted by the applicant is unacceptable.

Alderman Vieau asked if the 3rd floor has a kitchen

Kimberly answer no, it doesn't.

Alderman Croteau asked if the 3rd floor has a bathroom

Kimberly answered yes and ended with if the Aldermen are going to deny to please go through it with her.

Alderman Demers stated there are just too many variables and seems as though the Alderman are against it.

Motion made by Alderman Moreau to approve.

Motion Denied. 7-0 Unfavorable

Reasons for denial:

1. Parking Concerns
2. Planning Department voted to deny
3. Density problems
4. Fire Department voted to deny

ITEM #4 Application for a Special Permit under section 275-54.2 for the purpose of waving the Residential C District density and dimensional requirements for a family dwelling which serves to enhance the development of the city located at 551-553 Front Street.

Applicant: Kimberly Pettengill
551 Front Street
Chicopee, MA 01013

Motion made by Alderman Moreau to approve
Motion Denied. 7-0 Unfavorable

Reasons of denial:

1. Zone change was denied - recommended
 2. Density problems
 3. Parking problems
 4. Fire Department concern
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ITEM #5 Discussion of MGL 43D - Expediting Permitting Law - Priority Development Sites.

Kate Brown stated since the last time herself and the Zoning Committee spoke she had a meeting with Ken Kretchen and his crew. They had a demonstration of the Munis Permit Tracking Software and it turned out to be more interesting and flexible then she first thought. A budget was put together and they have decided to go forward with the grant. It will benefit any department that deals with licenses and any type of forms the general public may have to fill out. It will be a great deal of help because this website will save people the extra trip to City Hall. She also stated that at some point it will also be web based so that the department heads and the public would be able to track the status of permits or any other information they may be looking for. The cost of this project will be \$112,000. Each department would have to set up their own database and it will be able to hold a larger history. She then stated this is the start of have an electronic database on parcel.

Alderman Croteau asked what obligations of opting into MGL 43D? He then read the criteria:

Appoint a single municipal a point of contact for stream light. He then asked if that will be Kate.

Kate answered that the answer would be up to the Aldermen but she is probably the most logical person because we coordinate all the plan review.

Alderman Croteau asked if the Aldermen would have to do anything. As indicated in the last meeting, the Aldermen already amend local rules and regulations.

Kate stated in the spirit of the ordinance, add to the site plan review regulations 275-6 just another section on priority development sites to indicate that those projects would take the same course of action identified in our site plan review process and they are guaranteed to be approved in 180 days.

Alderman Croteau asked if it's true that the Aldermen only have 120 days to do this.

Kate answered that that is correct.

Alderman Croteau asked if Kate has the list of requirements for each permit available

Kate answered yes and the Pioneer Valley Planning Commission is doing a "Cook Book" style permit guide that Chicopee could use and just insert Chicopee in most places.

Alderman Croteau asked how an established procedure of permits would be shown

Kate answered in the handbook she would put a list of all the different permits and licenses and would reference every one to the Chicopee City Code.

Alderman Croteau then asked how to establish a procedure for determining the completeness of the required submissions

Kate answered that they already have a check list set up based on all requirements

Alderman Croteau asked Kate if she saw a problem with any of this.

Kate answered no and it would take about a week, working a couple hours a day to put it all together

Alderman Tillotson stated his concern is there are a lot of project in which they have 190 days to work within. Fore example the special permit is given automatically unless they deny it. In some cases they'll grant a special permit with conditions that have to be fulfilled before they can get a building permit. He then asked if this applied to special permits

Kate answer that yes, it does apply to special permits.

Alderman Tillotson stated he just doesn't want to give up that right because he doesn't want to see something go through where the Aldermen may feel uncomfortable about because the criteria hasn't been met.

Kate stated the Aldermen need to approve the application before it goes to the state by the Aldermen are not obligated to do anything until the state approves and the Alderman accept the grant money. At that time the Aldermen are obligated to go forward and make amendments to the zone laws or plan review.

Alderman Croteau asked Kate to explain the money situation again. He asked if they can get a grant up to \$112,000.00

Kate answered yes

Alderman Croteau then asked how much this is going to cost the City of Chicopee

Kate answered if we were to agree to the designate some priority develop sites and adopt this stream line permitting then the state will give \$100,000.00 but it has to be related somehow to this process.

Motion made by Alderman Croteau to allow Kate to move forward
All in favor

Item # 6 Minutes - January 19, 2008

Motion made by Alderman Croteau to accept
Motion passed. 7-0 favorable

Meeting was adjourned at: 7:21PM